

IN RE: PETITION FOR ZONING VARIANCE
NW/Corner Dolfield Road
Painters Mill Road
(10201-10219 Dolfield Road)
8th Election District
3rd Councilmanic District
Painters Mill Executive Office
Park Partnership - Petitioners

• BEFORE THE
• DEPUTY ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 92-392-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance requesting relief from Section 413.6(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a business sign height of 14.6 feet in lieu of the maximum permitted height of 12 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners, Painters Mill Executive Office Park Partnership, by Arthur Adler, appeared, testified and were represented by Julius W. Lichter, Esquire and Kathryn T. May, Esquire. Also appearing on behalf of the petitioner was Thomas J. Hoff. There were no Protestants.

Testimony indicated that the subject property, known as 10201-10219 Dolfield Road, consists of a gross area of 7.88 acres zoned M.L.-I.M. and is the site of the Painters Mill Executive Office Park. Said property is located at the corner of South Dolfield Road and Painters Mill Road. The Petitioners are desirous of replacing two existing signs for the property with the two signs depicted on Petitioner's Exhibit 1 as the Proposed South Dolfield Road Sign and the Proposed Painters Mill Road Sign. The proffered testimony presented by Kathryn May, Esquire indicated that there currently exists many temporary signs on the subject site regarding the various businesses located within the office park. Ms. May stated that the Petitioners wish to consolidate the many temporary signs onto one

permanent structure. Because of the number of businesses that must be named on the sign, the proposed Dolfield Road sign will be an additional 2.6 feet in height over that which is permitted by the B.C.Z.R. Ms. May stated that the Petitioners will remove any and all temporary banners and advertising signs located on the property immediately after the proposed signs are installed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the require-

ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of June, 1992 that the Petition for Zoning Variance requesting relief from Section 413.6(d) of the B.C.Z.R. to permit a business sign height of 14.6 feet in lieu of the maximum permitted height of 12 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Within thirty (30) days of the date of this Order, the Petitioners shall remove the following signs from the subject property:
 - a) The white Sinai Fitness banner posted on the brick wall advertising the Owings Mills Premier Fitness Facility, as pictured on Petitioner's Exhibit 2C.
 - b) The burgundy Planned Parenthood banner and the burgundy Sinai Fitness banner attached to the brick wall along Painters Mill Road as pictured on Petitioner's Exhibit 2C.

ORDER RECEIVED FOR FILING
Date 6/3/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/3/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/3/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/3/92
By [Signature]

"c) The Painters Mill Executive Office Park sign attached to the brick wall along Painters Mill Road as pictured on Petitioner's Exhibit 2C.

d) The white "M" frame placard sign advertising the Fiori Restaurant as pictured on Petitioner's Exhibit 2B.

e) The red sign supported by two posts advertising the Owings Mills Professional Center and the various businesses located therein as pictured on Petitioner's Exhibit 2A.

f) The smaller white sign with red arrow which is pictured in Petitioner's Exhibit 2A next to the red sign identified in Item E above advertising a business that is not legible.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 5 -

Suite 113, Concourse
400 Washington Avenue
Towson, MD 21204

June 3, 1992

(110) 887-1336

Julius W. Lichter, Esquire
Kathryn T. May, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/Corner Dolfield Road and Painters Mill Road
(10201-10219 Dolfield Road)
8th Election District - 3rd Councilmanic District
Painters Mill Executive Office Park Partnership - Petitioners
Case No. 92-392-A

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at
NW/Corner
S. Dolfield & Painters Mill Road
which is presently zoned ML-IM
10201-19 Dolfield Rd

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

413.6(d) to allow a business sign 14.6 ft. in height in lieu of the permitted 12 ft. height

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

due to the irregular shape of the lot and for additional reasons which will be presented at the public hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:
Julius W. Lichter, Esq.

(Type or Print Name)

Signature

Address

City

State

Zipcode

305 W. Chesapeake Ave., #113

Towson, MD 21204 (321-0600)

City

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

Painters Mill Exec. Office Park Pshp

(Type or Print Name)

Signature

Address

City

State

Zipcode

9183 Reisterstown Road

Garrison, MD 21055 (410) 363-3434

Name, Address and phone number of legal owner, contact purchaser or representative to be contacted.

Julius W. Lichter, Esq.

305 W. Chesapeake Ave (321-0600)

Towson, MD

City

State

Zipcode

ORDER RECEIVED FOR FILING

Date 6/3/92

By [Signature]

ESTIMATED LENGTH OF HEARING

the following date

ALL ☒ LG OTHER ☐ DATE 4-2-92

REVIEWED BY LG

407

HOFF & ANTONUCCI
ASSOCIATES
Land Development Consultants
and Landscape Architects

March 31, 1992

Description of "Painters Mill" to Accompany Petition for Sign Variance

BEGINNING AT A POINT on the north side of Painters Mill Road, which is 70 feet wide, at the distance of 616 feet more or less northeast of the centerline of South Dolfield Road, which is 70 feet wide. The coordinates of said point of beginning referred to the Baltimore County Survey Control System are North 42.155.69 feet and West 45.481.20 feet; Thence leaving said point of beginning and binding on the West side of Painters Mill Road, the following courses and distances:

- 1) South 49 degrees 36 minutes 25 seconds West 450.08 feet;
- 2) North 88 degrees 38 minutes 56 seconds West 24.18 feet; thence binding on the North side of South Dolfield Road,
- 3) North 50 degrees 19 minutes 41 seconds West 36.10 feet;
- 4) by a curve to the left with a radius of 1035.00 feet and an arc length of 105.00 feet;
- 5) North 56 degrees 08 minutes 26 seconds West 207.24 feet; thence leaving the North side of South Dolfield Road,
- 6) by a curve to the left with a radius of 93.52 feet and an arc length of 83.88 feet;
- 7) by a curve to the right with a radius of 155.00 feet and an arc length of 139.09 feet;
- 8) North 33 degrees 31 minutes 34 seconds East 124.13 feet;
- 9) North 49 degrees 36 minutes 25 seconds East 374.63 feet;
- 10) South 41 degrees 21 minutes 20 seconds East 522.96 feet; to the point of beginning containing 7.24 acres of land more or less.

Note:

This Description has been prepared for zoning purposes only.

1717 York Road • Suite 18 • Lutherville, MD 21093 • 410-628-9225 • Fax 410-628-9229

407

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: April 28, 1992
Posted for: Julius W. Lichter
Petitioner: Painters Mill Executive Office Park Partnership
Location of property: 10201-19 Dolfield Road
Location of Sign: North side of South Dolfield Road, in view of proposed sign location
Remarks: [Signature]
Posted by: [Signature] Date of return: May 1, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/23/92

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23/92

THE JEFFERSONIAN,

[Signature]

Publisher

\$39.76

92-392A

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

Please Make Check Payable To: Baltimore County \$250.00
BA C010423AND4-02-92

Cashier Validation

92-392

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date

34-014-00107MICHRO \$74.76
2A C011-STEPH05-25-92
Please Make Check Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 4/28/92

Painters Mill Executive Office Park
9183 Reisterstown Road
Garrison, Maryland 21055

RE:
CASE NUMBER: 92-392-A
M&C Dolfield and Painters Mill Roads
10201-19 Dolfield Road
4th Election District - 3rd Councilmanic
Petitioner(s): Painters Mill Executive Office Park Partnership

Dear Petitioner(s):

Please be advised that \$ 74.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

cc: Julius W. Lichter, Esq.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

APRIL 15, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-392-A
M&C Dolfield and Painters Mill Roads
10201-19 Dolfield Road
4th Election District - 3rd Councilmanic
Petitioner(s): Painters Mill Executive Office Park Partnership
HEARING: WEDNESDAY, MAY 20, 1992 at 9:00 a.m.

Variance to allow a business sign 14.6 feet in height in lieu of the permitted 12 foot height.

Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Painters Mill Executive Office Park
Julius W. Lichter, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

May 14, 1992

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No. 407, Case No. 92-392-A
Petitioner: Painters Mills Exec., et al
Petition for Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this
2nd day of April, 1992.

ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Painters Mill Exec. Office Park
Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management

FROM: Office of Planning and Zoning

DATE: April 27, 1992

SUBJECT: Painters Mill Executive Park

INFORMATION:
Item Number: 407
Petitioner: Painters Mill Executive Office Park Partnership

Property Size: 7.88 acres
Zoning: ML-1M
Requested Action: Variance to allow a sign of 14.6' in height in lieu of 12'.
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The petitioner has requested a variance to allow a business sign of 14.6 feet in height in lieu of the permitted 12 feet in height. The plan submitted fails to show all of the existing signs on this property. Located at the intersection of South Dolfield Road and Painters Mill Road are three "A" frame portable signs and a permanent sign. Along the Painters Mill Road Frontage there are approximately 5 signs and as well as a banner. Signs are also located on the buildings which are located behind the parking area adjacent to Painters Mill Road.

407.ZAC/ZAC1

RECEIVED
APR 29 1992
ZONING OFFICE

ZAC COMMENTS
The Office of Planning and Zoning recommends DENIAL of the petitioner's request. The Office of Planning and Zoning's area planner visited the site and found that this site has excellent visual exposure in both directions along South Dolfield Road. It would appear that there is not a valid reason for exceeding the height limit. This area also serves as the entranceway from Reisterstown Road into the Owings Mills Growth. The proliferation of signs at this particular site is of concern to staff. A video of this particular is available for viewing if required by the Zoning Commissioner.

Prepared by: Frances Moracy
Division Chief: Ernie McDaniel
rdb

407.ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 16, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Stephen E. Weber

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 13, 1992

This office has no comments for item numbers 392, 396, 397, 398, 399, 401, 404, 406, 407, 408, 417 and 418.

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/dm

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of April 13, 1992 has been reviewed by the Department of the Environmental Protection and Resource Management staff.

There is no comment for the following item numbers:

392
398
399
400
401
404
407
408
413
414
417

SSF:rmp

ZNG, NCS/GWRMP

RECEIVED
APR 21 1992
ZONING OFFICE

Baltimore County Government
Fire Department

APRIL 15, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PAINTERS MILL EXECUTIVE OFFICE PARK PRNP.

Location: #10201-19 DOLFELD ROAD

Item No.: *407 (LJG) Zoning Agenda: APRIL 13, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

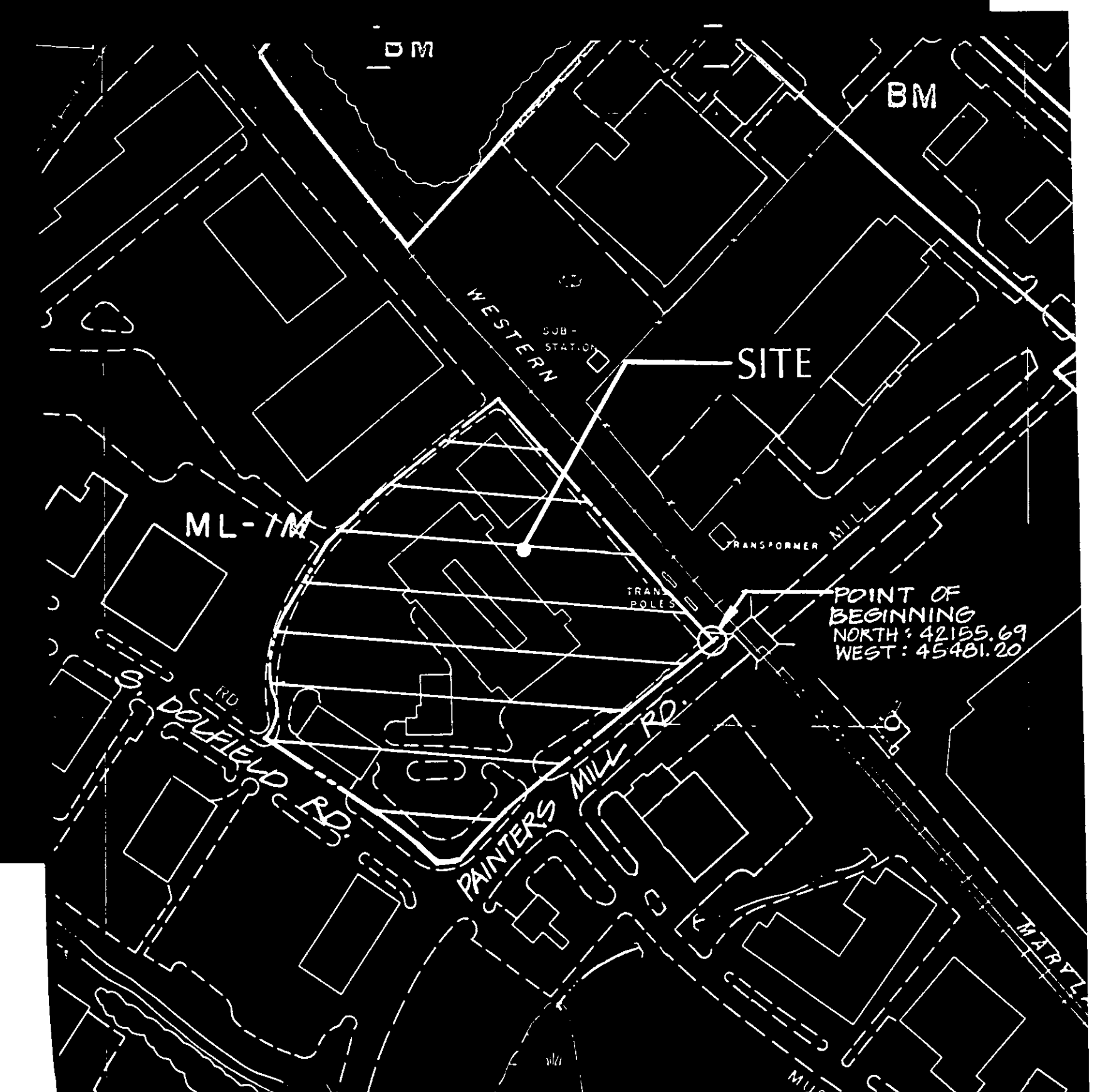
Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *[Signature]* Date 4/14/92

File Number	Waiver Number	Zoning Issue	Meeting Date
10201-19 Dolfeld Road	407	No Comments	4-13-92
RP			
200 Norris Ave.	408	No Comments	
RP			
2824-2828 Paper Mill Road (Victoria Woods CRG)	412	No Comments	
RP			
13024 Gent Road (Manly Property (minor sub expanded to CRG))	413	No Comments	
RP			
Seminary Overlook (Seminary & Thornton) CRG	414	No Comments	
RP			
2200 Joppa Road	417	No Comments	
RP			
1001 Oakland Road	418	No Comments	
RP			
Broadview II (Related to CRG refinement)	419	No Comments	
DEPRM RP (AT EIRD)		No Comments	
COUNT 20			
4 Hilltop Road North	420	No Comments	4-20-92
DEPRM RP (AT EIRD)		No Comments	
10609 Brooklawn Road	422	No Comments	
RP			
8945 Satyr Hill Road	425	No Comments	
DEPRM RP (AT EIRD)		No Comments	
Green Spring Valley Hunt Club (30 Green Spring Valley Road)	426	No Comments	
670 DEPRM RP (AT EIRD)		No Comments	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Anna Davis	9153 Rensselaer Rd
Margaret J. Hoff	1717 York Rd. & N. H. 21092
Robert T. May, Esq.	305 W. Chesapeake Ave



PAINTERS MILL EXECUTIVE PARK	SCALE	LOCATION		SHEET
	1" = 200' ±	OWINGS MILLS		N.W.
	DATE OF PHOTOGRAPHY	GREEN SPRING		11-H
PREPARED BY : H & Associates, Assoc.	JANUARY 1986	JUNCTION		407

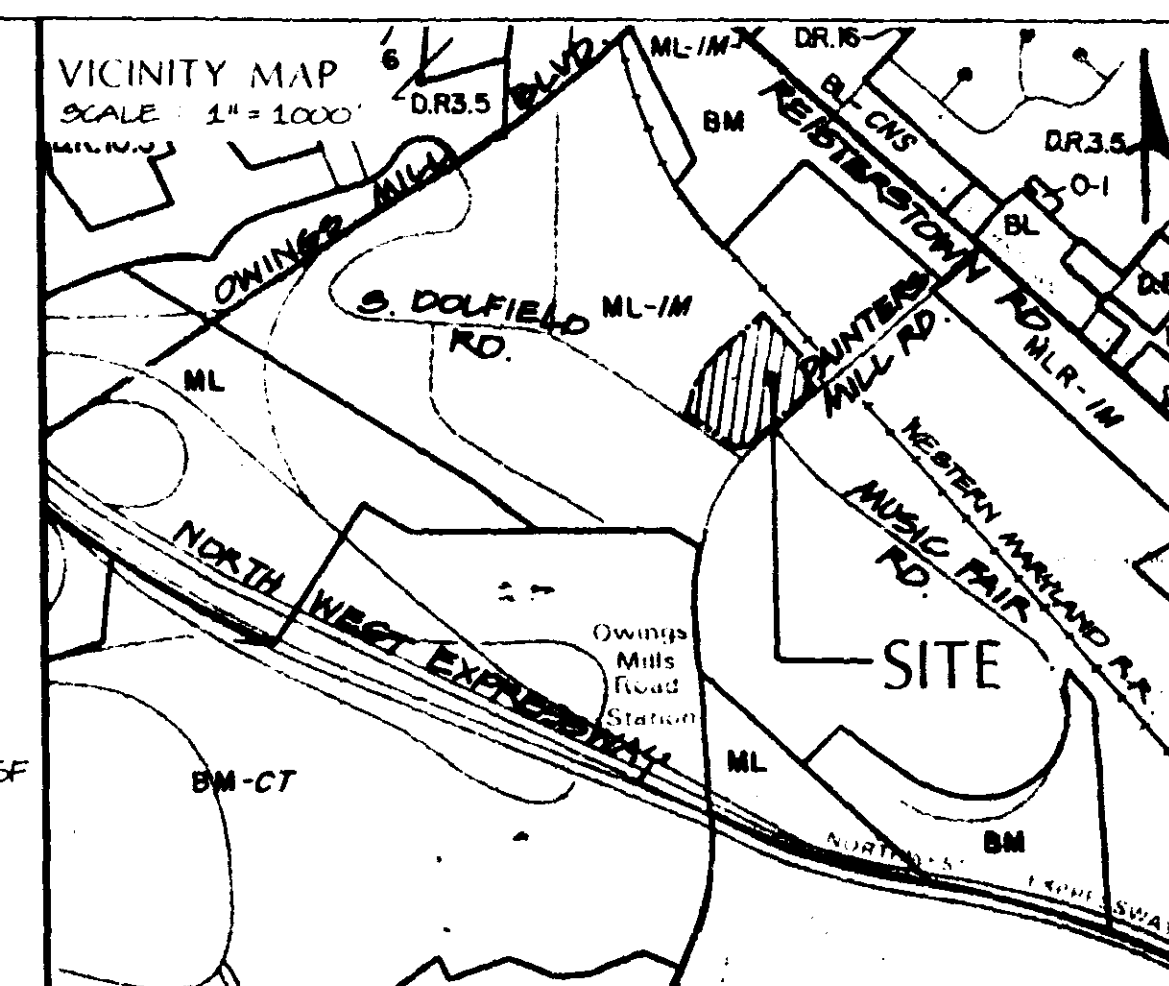
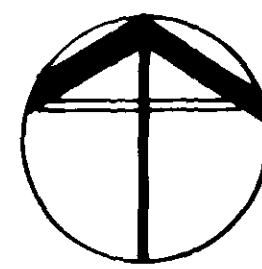
Petitioner's
Exhibit 9A-9C
(and other
photographs)
Case 92-392-A

Sinai Fitness



OWINGS
MEDICAL CO.





SITE DATA
EX. ZONING: ML-1M
SITE ACRES: 7.88 AC
GROSS: 7.88 AC
NET: 7.24 AC

NOTE: THERE ARE NO CRG PLANS OR ANY
PREVIOUS ZONING HEARINGS FOR THIS SITE.

Petitioner's Ex #1

92.392-A

PLAT TO ACCOMPANY
PETITION FOR SIGN VARIANCE

PAINTERS MILL EXECUTIVE PARK
SOUTH DOLFIELD & PAINTERS MILL RDS.
PARCEL 'C'

ELECTION DISTRICT NO. 4
COUNTY COUNCIL, DISTRICT 3
BALTIMORE COUNTY, MD.

HOFF &
ANTONUCCI
ASSOCIATES
Land Development
Consultants
and Landscape
Architects

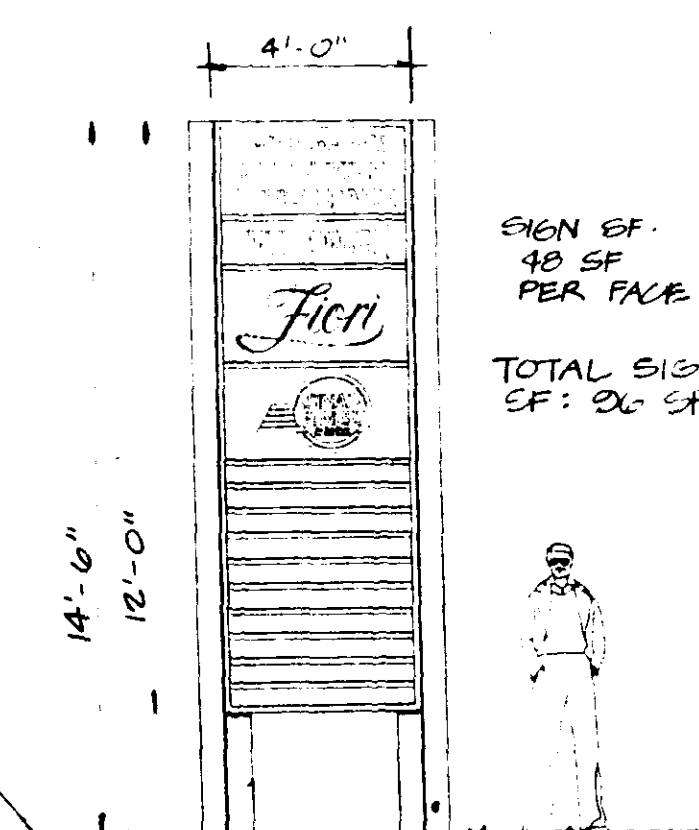
1717 York Rd., Suite 1B
Lutherville, Md. 21093
410-628-9225

REVISIONS:

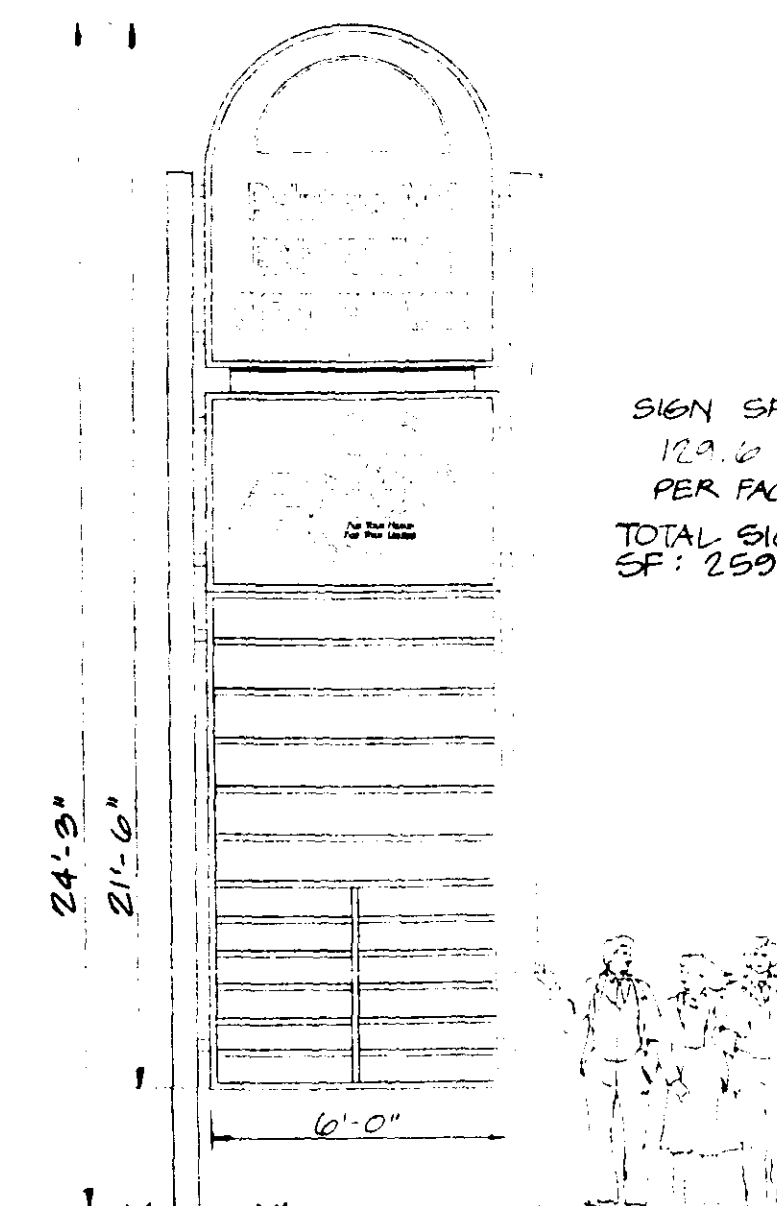
SCALE: 1"=50'
DATE: 9/21/02
JOB NO.: 89-00
DESIGNED: TJH
DRAWN: JAU
CHECKED: TJH
DRAWING NUMBER:
ZON-1
SHEET 1 OF 1

OWNER:

PAINTERS MILL ASSOCIATES NO. 1
9183 REISTERSTOWN RD.
GARRISON, MD. 21056
(410) 363-2434
TAX ACCT NO: 16-00-008052
17-00-011305
17-00-011310
DEED REF: 5936/126
5766/16



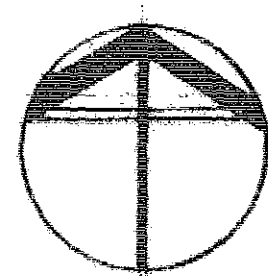
PROPOSED
SOUTH DOLFIELD RD. SIGN
SCALE: 1/4"=1'-0"
DOUBLE FACED, ILLUMINATED



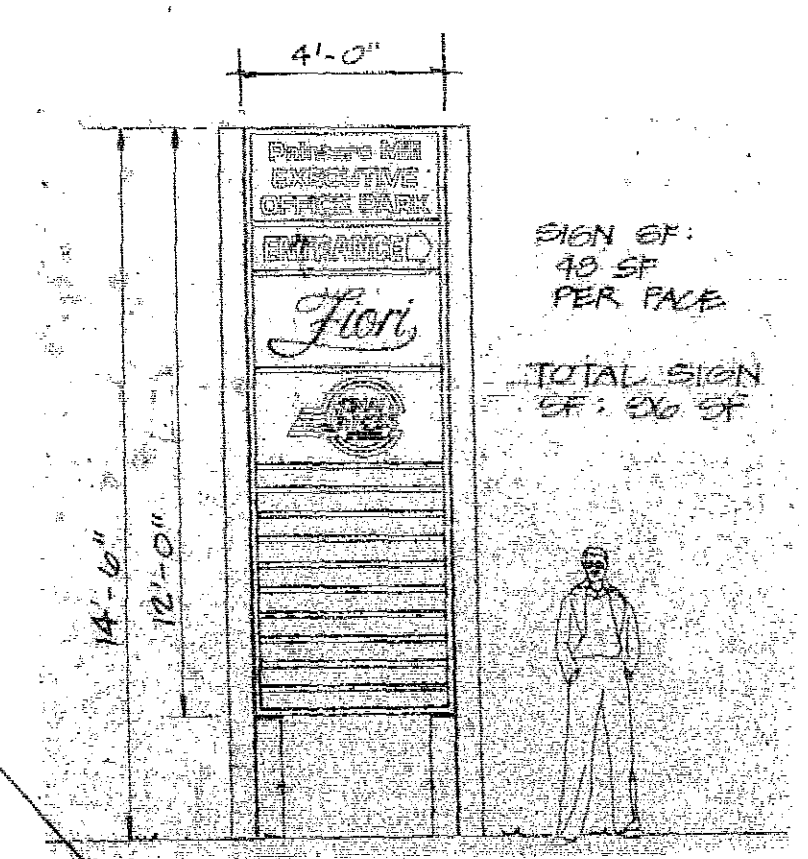
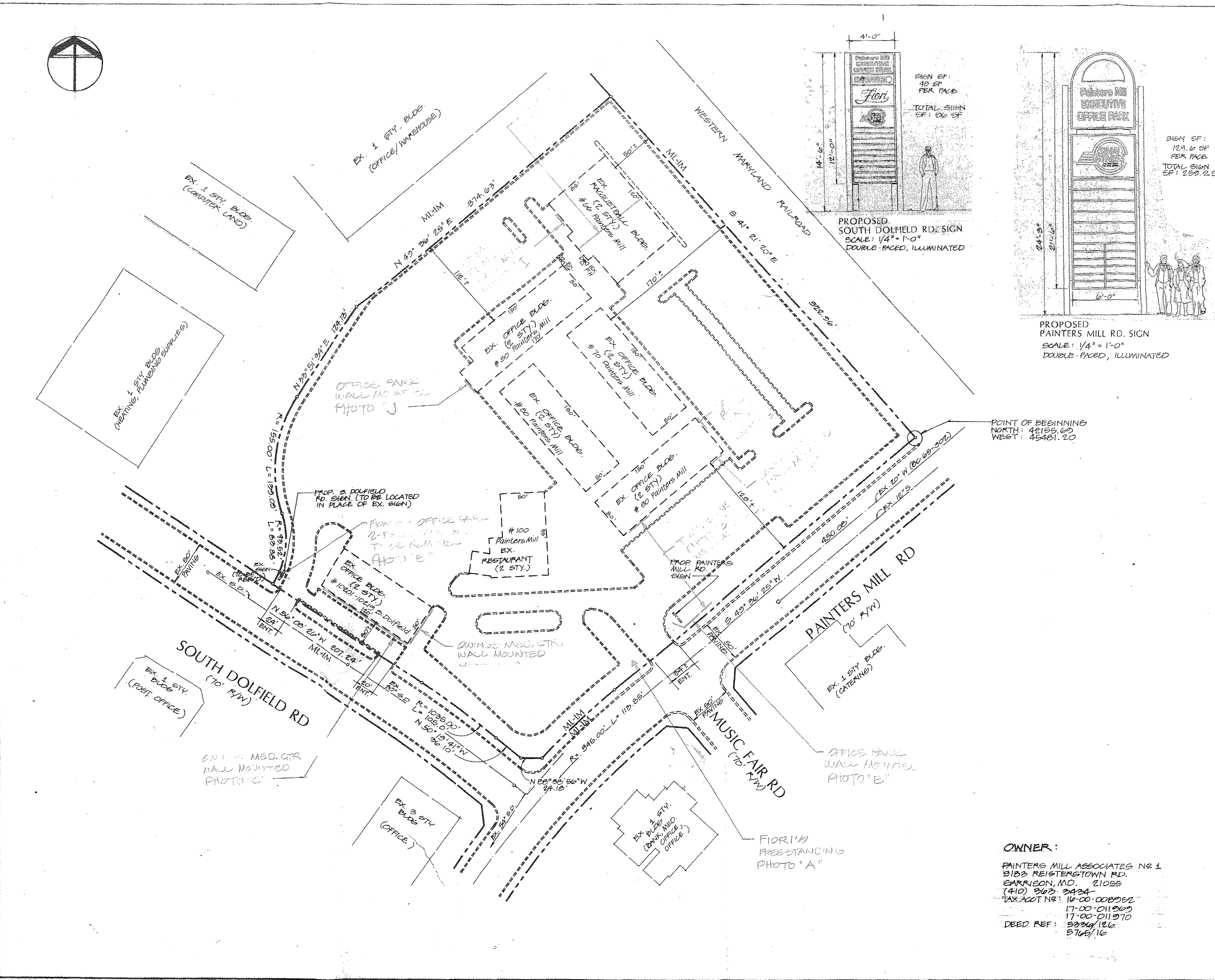
PROPOSED
PAINTERS MILL RD. SIGN
SCALE: 1/4"=1'-0"
DOUBLE FACED, ILLUMINATED

POINT OF BEGINNING
NORTH: 42159.60
WEST: 45481.20

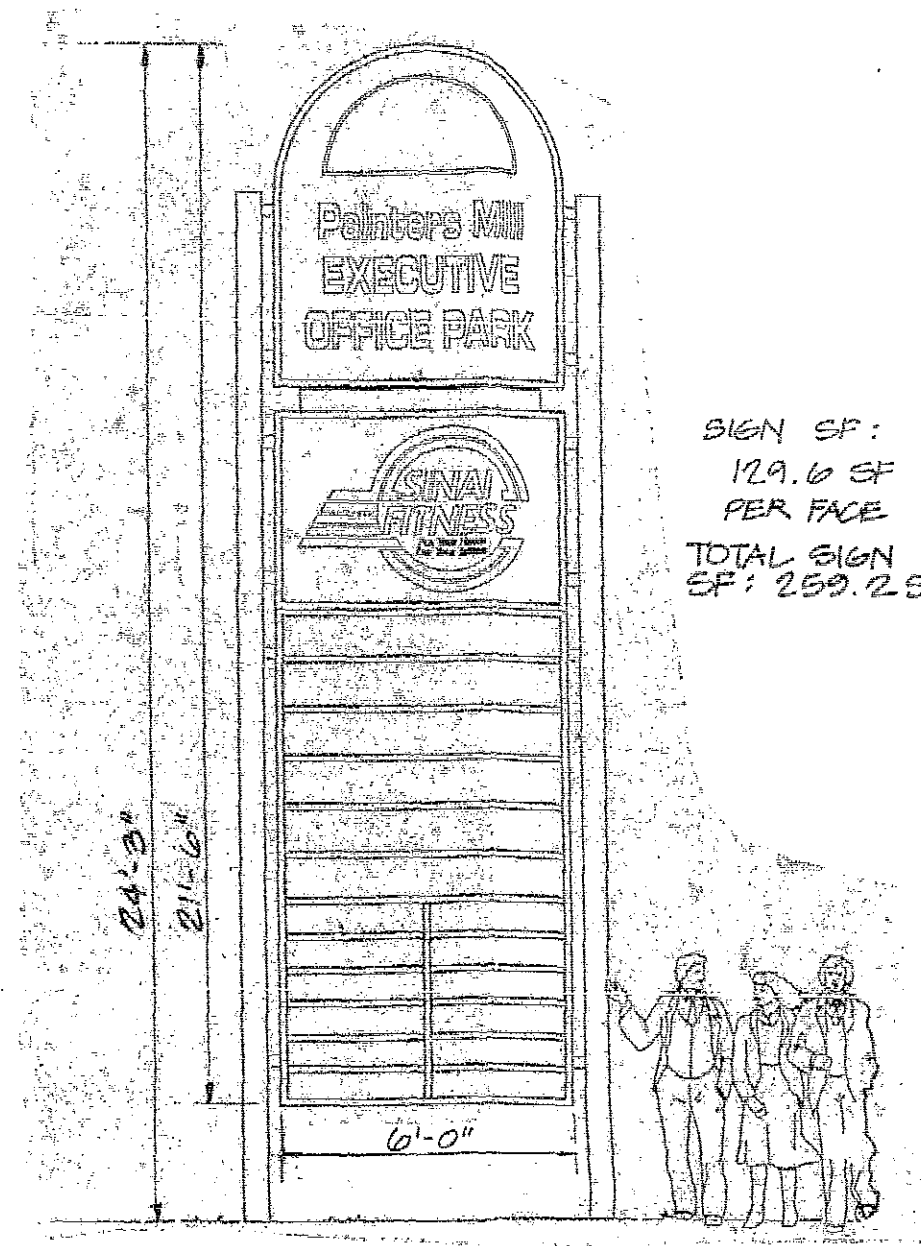
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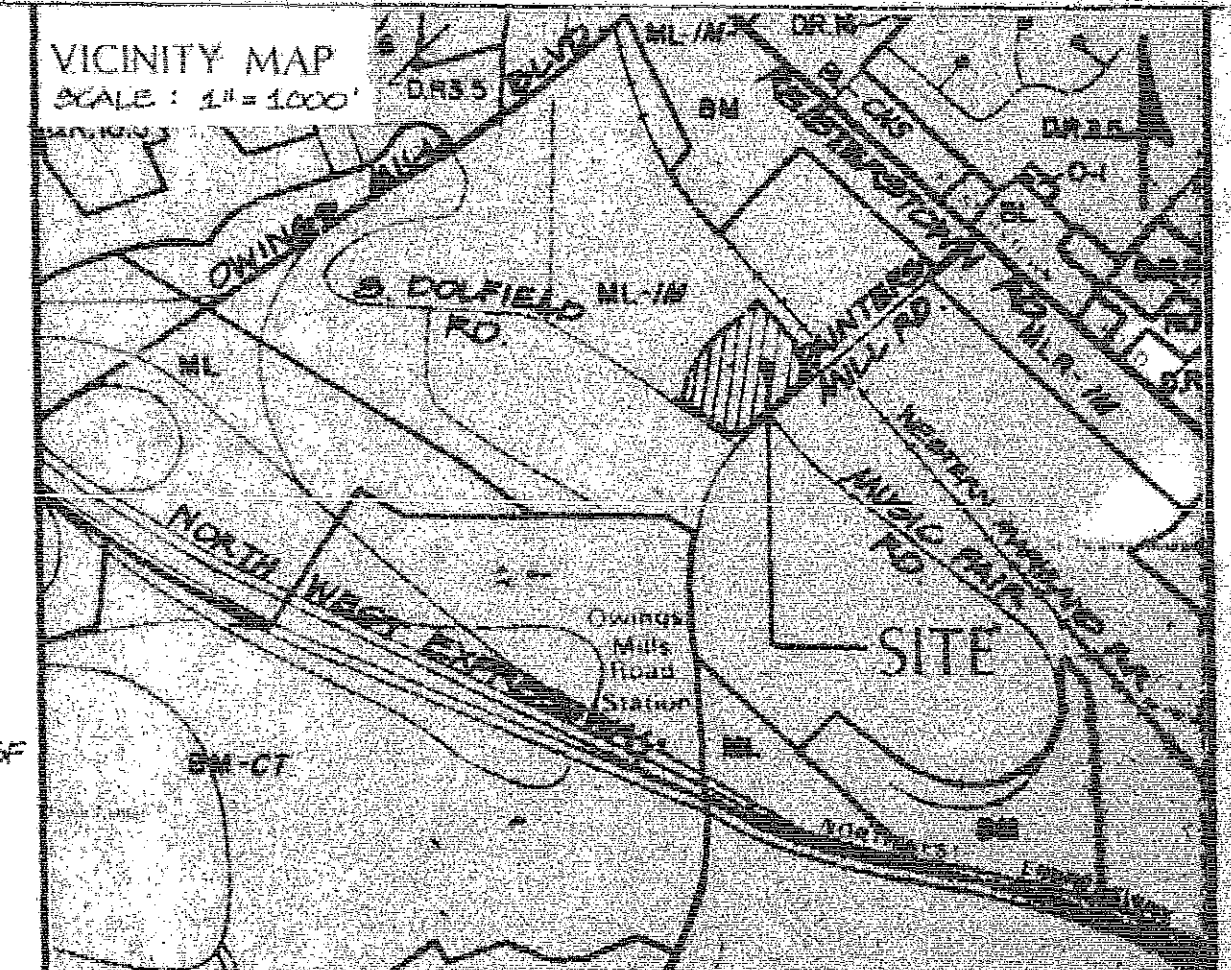
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PROPOSED SOUTH DOLFIELD RD. SIGN
SCALE: 1/4" = 1'-0"
DOUBLE-FACED, ILLUMINATED



PROPOSED PAINTERS MILL RD. SIGN
SCALE: 1/4" = 1'-0"
DOUBLE-FACED, ILLUMINATED



SITE DATA
EX. ZONING: ML-1A
SITE ACRES: 7.22 AC
NET: 7.24 AC

NOTE: THERE ARE NO CRG PLANS OR ANY PREVIOUS ZONING HEARINGS FOR THIS SITE.

POINT OF BEGINNING
NORTH: 42155.60
WEST: 45481.20

Petitioner's Ex 3

PLAT TO ACCOMPANY
PETITION FOR SIGN VARIANCE

PAINTERS MILL EXECUTIVE PARK
SOUTH DOLFIELD & PAINTERS MILL RDS.
PARCEL 'C'

ELECTION DISTRICT NO. 4
COUNTY COUNCIL DISTRICT 3
BALTIMORE COUNTY, MD.

HOFF & ANTONUCCI ASSOCIATES
Land Development Consultants and Landscape Architects
1717 York Rd., Suite 1B
Lutherville, Md. 21093
410-628-9225

REVISIONS:

SCALE: 1" = 50'
DATE: 2/21/92
JOB NO.: 88-00
DESIGNED: TJH
DRAWN: JAU
CHECKED: TJH
DRAWING NUMBER:
ZON-1
SHEET 1 OF 1

OWNER:
PAINTERS MILL ASSOCIATES NO. 1
8185 REISTERSTOWN RD.
BARRIEON, MD. 21056
(410) 303-2424
TAX ACCT NO: 16-00-008252
17-00-011500
17-00-011570
DEED REF: 5224/126
5765/16